



May 24, 2016

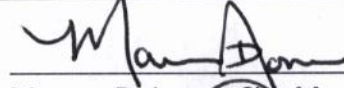
To the Honorable Council  
City of Norfolk, Virginia

From: George M. Homewood, AICP, CFM, Planning Director

Subject: Text amendment to section 2-3, "Definitions," Table 5-A, "Office and Business/Commerce Districts Table of Land Uses," Table 6-A, "Commercial Districts Table of Land Uses," Table 7-A, "Industrial Districts Table of Land Uses," and Table 8-A, "Downtown Districts Table of Land Uses," of the *Zoning Ordinance* to create definitions and regulation pertaining to a "micro-distillery."

Reviewed:   
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: Citywide

Approved:   
Marcus D. Jones, City Manager

Item Number:

**PH-3**

- I. **Staff Recommendation: Approval**
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommended **Approval**.
- III. **Request:** This request proposes to create a definition for micro-distilleries and to allow them in certain Business and Commerce, Commercial, Industrial and Downtown Districts.
- IV. **Applicant: City Planning Commission**
- V. **Description:**
  - In the past decade, the number of microbreweries and brewpubs has grown substantially.
  - Similarly, the desire to produce and sell distilled spirits in a small scale, 'craft' style has become increasingly popular.
  - The Virginia General Assembly has recently allowed the production and sale of distilled spirits by individuals other than the State subject to appropriate ABC licensure.
  - This use can help to re-establish underutilized industrial and commercial areas.
  - Currently, the *Zoning Ordinance* permits Brewery/Cidery/Distillery/Winery in Industrial Districts (I-1, I-2) the Downtown Arts and Design District (D-4) and the Riverview Pedestrian Commercial Overlay District (PCO-Riverview) by-right.
  - The proposed text amendment would create a definition for a micro-distillery:
    - Primary function is production of distilled spirits, but would permit retail sales of the product for both on and off-site consumption

- Micro-distilleries include a commercial component, and would be allowed by special exception in the Business and Commerce Park districts (BC-1, BC-2), Industrial Districts (I-1, I-2), Downtown Districts (D-1, D-2, D-3, D-4, and D-5) and Commercial Districts (C-2, C-3)

Staff point of contact: Susan Pollock at 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)

Attachments:

- Staff Report to CPC dated February 25, 2016 with attachments
- Proponents and Opponents
- Ordinance



**Planning Commission Public Hearing: April 28, 2016**

601 Executive Secretary: George M. Homewood, FAICP, CFM *THH*

Planner: Susan Pollock, CFM *SP*

Staff Report	Item No. 3	
Applicant	City Planning Commission	
Request	Zoning Text Amendment	Amendment to section 2-3, "Definitions," Table 5-A, "Office and Business/Commerce Districts Table of Land Uses," Table 6-A, "Commercial Districts Table of Land Uses," Table 7-A, "Industrial Districts Table of Land Uses," and Table 8-A, "Downtown Districts Table of Land Uses," of the <i>Zoning Ordinance</i> to create definitions and regulation pertaining to a "micro-distillery."

**A. Summary of Request**

This request is to create a definition for micro-distilleries and to allow the on-premise consumption and off-premises sales of distilled spirits produced on site by special exception in certain Business and Commerce Districts, Commercial Districts, Industrial Districts and Downtown Districts.

**B. Plan Consistency**

- The Enhancing Economic Vitality Chapter of *plaNorfolk2030* includes an action calling for modifications to city processes, including zoning requirements, to support business investment.
  - The proposed changes to the *Zoning Ordinance* are consistent with the recommendations of that action.
- The Enjoying Daily Life Chapter of *plaNorfolk2030* includes an action calling for supporting the efforts of the creative class in enhancing the City's culture.
  - Given that the proposed changes enhance the environments for these types of businesses, the proposal is consistent with *plaNorfolk2030*.

**C. Zoning Analysis**

- In the past decade, the number of microbreweries and brewpubs has grown substantially.
- Similarly, the desire to produce and sell distilled spirits in a small scale, 'craft' style has become increasingly popular.
- The Virginia General Assembly has recently allowed the production and sale of distilled spirits by individuals other than the State subject to appropriate ABC licensure.

- This use can help to re-establish underutilized industrial and commercial areas.
- Currently, the *Zoning Ordinance* permits Brewery/Cidery/Distillery/Winery in Industrial Districts (I-1, I-2) the Downtown Arts and Design District (D-4) and the Riverview Pedestrian Commercial Overlay District (PCO-Riverview) by-right.
- The proposed text amendment would create a definition for a micro-distillery:
  - Primary function is production of distilled spirits, but would permit retail sales of the product for both on and off-site consumption
- Micro-distilleries include a commercial component, and would be allowed by special exception in the Business and Commerce Park districts (BC-1, BC-2), Industrial Districts (I-1, I-2), Downtown Districts (D-1, D-2, D-3, D-4, and D-5) and Commercial Districts (C-2, C-3)

**D. Transportation Impacts**

N/A

**E. Historic Resources Impacts**

N/A

**F. Public Schools Impacts**

N/A

**G. Environmental Impacts**

N/A

**H. AICUZ Impacts**

N/A

**I. Surrounding Area/Site Impacts**

Conditions contained in the specific special exception will address any associated site/are concerns.

**J. Payment of Taxes**

N/A

**K. Civic League**

N/A

**L. Communication Outreach/Notification**

Legal notification was placed in *The Virginian-Pilot* on April 14 and 21.

**M. Recommendation**

Staff recommends that the text amendment request be **approved**. The proposed text amendment supports the efforts of the creative class in enhancing the City's culture and promotes the reuse of industrial and commercial buildings.

**Attachments:**

Proposed text

## Proponents and Opponents

### Proponents

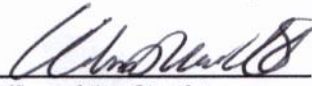
### Opponents

None



Form and Correctness Approved: 

Contents Approved: 

By   
Office of the City Attorney

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE TO AMEND SECTION 2-3 AND TABLES 5-A, 6-A, 7-A, AND 8-A OF THE ZONING ORDINANCE OF THE CITY OF NORFOLK, 1992, SO AS TO ADD A DEFINITION AND TO ALLOW "MICRODISTILLERY" AS A SPECIAL EXCEPTION USE IN VARIOUS ZONING DISTRICTS.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That Section 2-3 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), entitled "Definitions," is hereby amended and reordained so as to create a definition for "Micro-distillery". The definition shall read as forth in "Exhibit A," attached hereto.

Section 2:- That Table 5-A of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), entitled "Table of Land Uses," is hereby amended and reordained so as to allow "Micro-distillery" as a use permitted by special exception in the BC-1 (Business and Commerce Park) and BC-2 (Business and Commerce Park) Districts. The table shall read as set forth in "Exhibit B," attached hereto.

Section 3:- That Table 6-A of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), entitled "Table of Land Uses," is hereby amended and reordained so as to allow "Micro-distillery" as a use permitted by special exception in the C-2 (Corridor Commercial) and C-3 (Retail Center Commercial) Districts. The table shall read as set forth in "Exhibit C," attached hereto.

Section 4:- That Table 7-A of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), entitled "Table of Land Uses," is hereby amended and reordained so as to allow "Micro-distillery" as a use permitted by special exception in the I-1 (Limited Industrial) and I-2 (Light Industrial) Districts. The table shall read as set forth in "Exhibit D," attached hereto.

Section 5:- That Table 8-A of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), entitled "Table of Land Uses," is hereby amended and reordained so as to allow "Micro-distillery"

as a use permitted by special exception in the D-1 (Downtown Waterfront), D-2 (Downtown Regional Center), D-3 (Downtown Mixed Use), D-4 (Downtown Arts and Design), and D-5 (Fort Norfolk) Districts. The table shall read as set forth in "Exhibit E," attached hereto.

Section 6:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 7:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

- Exhibit A (1 page)
- Exhibit B (3 pages)
- Exhibit C (4 pages)
- Exhibit D (3 pages)
- Exhibit E (4 pages)



## Exhibit A

### 2-3 Definitions.

...

*Micro-distillery.* A facility that produces and distributes spirits as defined under Virginia Code section 4.1-100 and which may include a tasting room and the retail sale of alcoholic beverages for off-premises consumption but which does not include the preparation or service of food. All alcoholic beverages served both on-premises and off-premises are limited to only those produced on site.

...

## Exhibit B

### BC-1, BC-2, and O-1 – OFFICE AND BUSINESS/COMMERCE DISTRICTS

TABLE 5-A – TABLE OF LAND USES

LAND USES	DISTRICTS			COMMENTS
	O-1	BC-1	BC-2	
P = Permitted S = Special Exception				
<b>OFFICE USES</b>				
Laboratory		P	P	
Office	P	P	P	
Office, Contractor (no exterior storage)		P	P	
Office, Contractor (with exterior storage)			P	
Office/Clinic, Medical	P	P	P	
<b>COMMERCIAL USES</b>				
Automobile and Truck Rental			P	
Automobile and Truck Repair			P	Subject to the requirements of § 25-10.3 Automobile repair and gas station
Brewpub		S	S	
Commercial Drive-Through	S	S	S	Subject to the requirements of § 25-10.8 Commercial drive-through facility
Commercial Fueling Depot			S	Subject to the requirements of §25-10.3, Automobile repair and gas station. Subject to the requirements of §13-6.6 Motor fuel pumps, islands and curbs.
Eating Establishment	P	P	P	
Eating and Drinking Establishment	S	S	S	Subject to the requirements of § 25-10.1 Adult uses
Entertainment Establishment	S	S	S	Subject to the requirements of § 25-10.1 Adult uses
Financial Institutions	P	P	P	
Health and Fitness Facility	P	P	P	
Hotel/Motel	P	P	P	Subject to the permit requirements of Norfolk City Code chapter 22, article II (§ 22-27 et seq.)
Mini-Warehouse		P	P	

LAND USES	DISTRICTS			COMMENTS
	O-1	BC-1	BC-2	
P = Permitted S = Special Exception				
Recreational Sports, Indoor		S	S	
Retail Services Establishments	P	P		
Sale of Alcoholic Beverages for Off-Premises Consumption	S	S	S	Subject to the requirements of § 25-10.1 Adult uses
Studio, Arts		P	P	
Studio, Dance	P	P	P	
Vendor	P	P	P	Subject to the requirements of City Code § 42 – Article I-A
<b>PUBLIC AND CIVIC USES (Sites &lt; 1 Acre)</b>				
Broadcast Studio	P	P	P	
Communication tower (commercial)	S	S	S	Subject to the requirements of § 25-10.5 Communication Tower
Day Care Center, Adult	P	P	P	
Day Care Center, Child	P	P	P	
Educational Facility, Professional and Vocational	P	P	P	
Governmental Operations (non-industrial)	P	P	P	
Park	P	P	P	
Utility Facility	P	P	P	
<b>INDUSTRIAL USES</b>				
Brewery		P	P	
Flammable Liquid and Gas Distribution/Storage			S	
Heavy Equipment Rental, Sales, and Service			P	
Manufacturing, Light		P	P	
Manufacturing, Paint			S	
Microbrewery		S	S	
Micro-distillery		S	S	
Railroad Repair Shop			P	
Recycling Collection Station			P	
Ship Chandler		P	P	



LAND USES	DISTRICTS			COMMENTS
<b>P = Permitted</b> <b>S = Special Exception</b>	O-1	BC-1	BC-2	
Trucking Terminal			P	
Warehouse/Wholesale		P	P	Display and sales area not to exceed 15% of gross floor area

## Exhibit C

**COMMERCIAL DISTRICTS  
TABLE 6-A – TABLE OF LAND USES**

LAND USES	DISTRICTS				COMMENTS
P = Permitted Use S = Special Exception Use	C-1	C-2	C-3	C-4	
RESIDENTIAL USES					
Mixed Uses	S	S			
OFFICE USES					
Laboratory		P			
Office	P	P	P		
Office, Contractor (no exterior storage)		P	P		
Office/Clinic, Medical		P	P		
Office, Veterinary		P	P		
COMMERCIAL USES					
Adult Movie Theater		S			Subject to the requirements of §25-10.1, Adult uses
Adult Novelty Store		S			Subject to the requirements of §25-10.1, Adult uses
After Hours Membership Organization		S	S		
Antique Store	P	P	P		
Art Gallery	P	P	P		
Auction House		P			
Automobile and Truck Rental		P		P	
Automobile and Truck Repair		S	S	P	Subject to the requirements of §25-10.3, Automobile repair and gas station
Automobile Sales and Service		S		P	Subject to the requirements of §25-10.7, Automobile sales and service
Boat Sales and Service		P		P	
Brewpub		S	S		
Car Wash		S		S	

LAND USES	DISTRICTS				COMMENTS
	C-1	C-2	C-3	C-4	
<b>P = Permitted Use</b> <b>S = Special Exception Use</b>					
Check Cashing Establishment		S			
Commercial Drive-Through	S	S	S	S	Subject to the requirements of §25-10.8, Commercial drive-through facility
Convenience Store, 24-Hours (no fuel sales)	S	S	S		
Convenience Store, 24-Hours (with fuel sales)	S	S	S		Subject to the requirements of §25-10.3, Automobile repair and gas station. Subject to the requirements of §13-6.6 Motor fuel pumps, islands and curbs.
Eating Establishment	P	P	P	P	
Eating and Drinking Establishment	S	S	S	S	Subject to the requirements of §25-10.1, Adult uses
Entertainment Establishment	S	S	S	S	Subject to the requirements of §25-10.1, Adult uses
Farmer's Market		P		P	
Financial Institutions	P	P	P		
Flea Market, Indoor		S		S	
Flea Market, Outdoor				S	
Funeral Home		P			
Gas Station	S	S	S		Subject to the requirements of §25-10.3, Automobile repair and gas station. Subject to the requirements of §13-6.6 Motor fuel pumps, islands and curbs.
Health and Fitness Facility	P	P	P		
Hotel/Motel		P	P		Subject to the permit requirements of Norfolk City Code chapter 22, article II (§ 22-27 et seq.)
Kennel (with outdoor area)		S	S		Subject to the requirements of § 25-10.11, Kennel (with outdoor area)
Kennel (with no outdoor area)		S	S		
Marina (without boat repair)		P			
Mini-Warehouse		P	S	P	



LAND USES	DISTRICTS				COMMENTS
	C-1	C-2	C-3	C-4	
<b>P = Permitted Use</b> <b>S = Special Exception Use</b>					
Pawnshop		S			
Payday Loan-Auto Title Loan Establishment		S			
Personal Watercraft Rental		S			Subject to the requirements of § 25-10.6, Rental of personal watercraft
Recreation Center, Commercial		S	S		
Recreational Sports, Indoor		P	P		
Recreational Sports, Outdoor		S	S	P	
Retail Goods Establishment	P	P	P		
Retail Goods Establishment (operating after midnight)	S	S	S		
Retail Services Establishment	P	P	P		
Retail Services Establishment (operating after midnight)	S	S	S		
Sale of Alcoholic Beverages for Off-Premises Consumption	S	S	S		Subject to the requirements of §25-10.1, Adult uses
Sale of Distilled Spirits		S	S		Subject to the requirements of §25-10.1, Adult uses
Studio, Arts	P	P	P		
Studio, Dance	P	P	P		
Theater		P	P		
Therapeutic Massage Facility		P			
Used Books/Media Sales		P	P		
Used Merchandise Sales		S	S		
Vendor		P	P	P	Subject to the requirements of City Code § 42 – Article I-A
<b>PUBLIC AND CIVIC USES (Sites &lt; 1 Acre)</b>					
Amphitheater, Arena, Stadium				S	
Broadcast Studio		P	P		
Communication Tower (commercial)	S	S	S	S	Subject to the requirements of §25-10.5, Communication towers
Day Care Center, Adult	P	P	P		
Day Care Center, Child	P	P	P		

LAND USES	DISTRICTS				COMMENTS
	C-1	C-2	C-3	C-4	
<b>P = Permitted Use</b> <b>S = Special Exception Use</b>					
Educational Facility, Professional and Vocational		P			
Governmental Operations (non-industrial)	P	P	P	P	
Hiring Hall		P			
Membership Organization	P	P	P	P	
Museum	P	P			
Utility Facility	P	P	P	P	
Religious Institution	P	P	P	P	
Yacht Club, Country Club		P			
<b>INDUSTRIAL USES</b>					
Boat Dry Storage Facility		S			
Recycling Collection Station		P	P		
Microbrewery		S	S		
Micro-distillery		S	S		

# EXHIBIT D

**INDUSTRIAL DISTRICTS**  
**TABLE 7-A – TABLE OF LAND USES**

LAND USES	DISTRICTS					COMMENTS
	I-1	I-2	I-3	I-4	I-5	
P = Permitted Use S = Special Exception Use						
<b>OFFICE USES</b>						
Laboratory	P					
Office	P	P	P			
Office, Contractor (no exterior storage)	P	P	P			
Office, Contractor (with exterior storage)		P	P			
<b>COMMERCIAL USES</b>						
Automobile and Truck Rental	P	P	P			
Automobile and Truck Repair	S	S				Subject to the requirements of § 25-10.3 Automobile repair and gas station
Boat Sales and Service	P			P		
Building Materials Sales and Distribution	P	P				
Car Wash	S					
Commercial Drive-Through	S	S	S	S	S	Subject to the requirements of § 25-10.8 Commercial drive-through facility
Convenience Store, 24-Hours (with fuel sales)	S	S				Subject to the requirements of §25-10.3, Automobile repair and gas station. Subject to the requirements of §13-6.6 Motor fuel pumps, islands and curbs.
Eating Establishment	P	P	P	P		
Eating and Drinking Establishment	S	S		S		Subject to the requirements of § 25-10.1 Adult uses
Entertainment Establishment	S	S		S		Subject to the requirements of § 25-10.1 Adult uses. If Dance Floor is Requested, may be Subject to the requirements of City Code § 5 – Article II
Financial Institutions	P	P				
Gas Station	S	S				Subject to the requirements of § 25-10.3 Automobile repair and gas station. Subject to the requirements of §13-6.6 Motor fuel pumps, islands and curbs.
Health and Fitness Facility	P	P				
Kennel (with no outdoor area)	P	P				
Kennel (with outdoor area)	P	P				
Marina (without boat repair)				P		
Marina (with boat repair)				P		



LAND USES	DISTRICTS					COMMENTS
	I-1	I-2	I-3	I-4	I-5	
<b>P = Permitted Use</b> <b>S = Special Exception Use</b>						
Mini-Warehouse	P	P				
Recreational Sports, Indoor	P	P				
Sale of Alcoholic Beverages for Off-Premises Consumption	S	S		S		Subject to the requirements of § 25-10.1 Adult uses
Studio, Dance	P	P				
Tattoo Parlor/School	S					Subject to the requirements of § 25-10.9 Tattoo parlor and tattoo school
Taxicab Operation	P	P				Subject to the requirements of City Code § 34.1
Vendor	P	P				Subject to the requirements of City Code § 42 – Article I-A
<b>PUBLIC AND CIVIC USES (Sites &lt; 1 Acre)</b>						
Broadcast Studio	P					
Communication Tower (commercial)	S	S	S	S	S	Subject to the requirements of § 25-10.5 Communication Tower
Educational Facility, Professional and Vocational		P	P			
Governmental Operations (industrial)	P	P	P	P	P	
Governmental Operations (non-industrial)	P	P	P	P	P	
Hiring Hall	P	P	P	P	P	
Membership Organization	P					
Outreach Center	S					
Park	P	P	P	P	P	
Passenger Terminal, Cruise Ship					P	
Religious Institution	P			P		
Utility Facility	P	P	P	P	P	
Yacht Club, Country Club				P		
<b>INDUSTRIAL USES</b>						
Asphalt and Concrete Manufacturing			P	P	P	
Automobile Salvage, Indoor			P			
Automobile Salvage, Outdoor			S			
Automobile Storage Yard	S	S				
Boat Building/Repair				P		
Boat Dry Storage Facility				S		
Brewery/Cidery/Distillery/Winery	P	P				
Cargo Pier/Terminal					P	
Carpet and Upholstery Cleaning	P	P				
Chemical Manufacturing/Storage			S		S	
Explosive Manufacturing/Storage			S			
Fishery				P		

LAND USES	DISTRICTS					COMMENTS
	I-1	I-2	I-3	I-4	I-5	
P = Permitted Use S = Special Exception Use						
Flammable Liquids and Gases Distribution/Storage			S		S	
Food Production/Processing	P	P				
Grain Elevator					P	
Heavy Equipment Rental, Sales and Service			P			
Incinerator, Medical Waste			S			
Laundry Plant/Dry Cleaning Plant	P	P	P			
Manufacturing, Heavy			P			
Manufacturing, Light	P	P	P			
Manufacturing, Paint			S			
Microbrewery	S	S				
Micro-distillery	S	S				
Moving and Storage	P	P				
Railroad Repair Shop	P		P			
Recycling Collection Station	P	P	P			
Recycling Processing Center			P		P	
Rock, Sand and Gravel Distribution/Storage			P	P	P	
Seafood Processing (including retail sales)		P	P	P		
Ship Building/ Repair					P	
Ship Chandler		P		P	P	
Solid Waste Transfer Station			S			
Trucking Terminal	S	S	P			
Warehouse/Wholesale	P	P				Display and sales area not to exceed 15% of gross floor area
Wastewater Treatment Plant					P	
Water Treatment Plant			P			



## EXHIBIT E

**DOWNTOWN DISTRICTS**  
**TABLE 8-A – TABLE OF LAND USES**

LAND USES P = Permitted Use S = Special Exception Use	DISTRICTS					COMMENTS
	D-1	D-2	D-3	D-4	D-5	
<b>RESIDENTIAL USES</b>						
Continuing Care Retirement Community					P	
Mixed Uses	P	P	P	P	P	
Multi-Family (3-6 units)	P	P	P	P	P	
Multi -Family (7 or more units)	P	P	P	P	P	
Townhouse	P	P	P	P	P	
<b>OFFICE USES</b>						
Office	P	P	P	P	P	
Office, Contractor (no exterior storage)	P	P	P	P	P	
Office/Clinic, Medical		P	P	P	P	
<b>COMMERCIAL USES</b>						
After Hours Membership Organization	S	S	S			
Antique Store				P		
Art Gallery	P	P	P	P	P	
Automobile and Truck Rental			S	S		
Automobile and Truck Repair				S		Subject to the requirements of §25-10.3 Automobile repair and gas station
Bed and Breakfast			P	P		
Brewpub	S	S	S	S	S	
Commercial Drive-Through	S	S	S			Subject to the requirements of §25-10.8 Commercial drive-through facility
Consignment Shop			P	P		Limited to 3,500 square feet or less
Convenience Store, 24-hours	S	S	S	S	S	



LAND USES P = Permitted Use S = Special Exception Use	DISTRICTS					COMMENTS
	D-1	D-2	D-3	D-4	D-5	
Convenience Store, 24-hours (with fuel sales)				S	S	Subject to the requirements of §25-10.3 Automobile repair and gas station. Subject to the requirements of §13-6.6 Motor fuel pumps, islands and curbs.
Eating and Drinking Establishment	S	S	S	S	S	Subject to the requirements of §25-10.1 Adult uses
Eating Establishment	P	P	P	P	P	
Entertainment Establishment	S	S	S	S	S	Subject to the requirements of §25-10.1 Adult uses
Farmer's Market			S	P		
Financial Institution	P	P	P	P	P	
Flea Market, Indoor				S		
Flea Market, Outdoor				S		
Gas Station				S		Subject to the requirements of §25-10.3 Automobile repair and gas station. Subject to the requirements of §13-6.6 Motor fuel pumps, islands and curbs.
Health and Fitness Facility	P	P	P	P	P	
Hotel/Motel	P	P	P	P	P	Subject to the permit requirements of Norfolk City Code chapter 22, article II (§ 22-27 et seq.)
Marina (without boat repair)	S				P	
Parking Facility	P	P	P	P	S	
Recreation Center, Commercial	S	S	S	S		
Recreational Sports, Indoor		P	P	P	P	
Recreational Sports, Outdoor				S		
Retail Goods Establishment	P	P	P	P	P	
Retail Goods Establishment (operating after midnight)	S	S	S	S	S	
Retail Services Establishment	P	P	P	P	P	

LAND USES P = Permitted Use S = Special Exception Use	DISTRICTS					COMMENTS
	D-1	D-2	D-3	D-4	D-5	
Retail Services Establishment (operating after midnight)	S	S	S	S	S	
Sale of Alcoholic Beverages for Off-Premises Consumption	S	S	S	S	S	Subject to the requirements of §25-10.1 Adult uses
Studio, Arts		P	P	P		
Studio, Dance	P	P	P	P	P	
Tattoo Parlor/School				S		Subject to the requirements of §25-10.9 Tattoo parlor and tattoo school
Theater	P	P	P	P	P	
Therapeutic Massage Facility			P	P		
Used Books/Media Sales			S	P		
Used Merchandise Establishment				S		
<b>PUBLIC AND CIVIC USES</b>						
Amphitheater, Arena, Stadium	P			P		
Broadcast Studio	P	P	P	P	P	
Communication Tower (commercial)	S	S	S	S	S	Subject to the requirements of §25-10.5 Communication Tower
Conference Center	P	P				
Correctional Facility		P				
Day Care Center, Adult		P	P	P	P	
Day Care Center, Child		S	S	S	S	Subject to the requirements of §25-10.2 Day care center
Educational Facility, College/University		P	P	P		
Educational Facility, K—8		P	P	P		
Educational Facility, 6-12		P	P	P		
Educational Facility Professional and Vocational		P	P	P		
Governmental Operations (non-industrial)	P	P	P	P	P	
Heliport	P					
Library		P	P	P		

LAND USES P = Permitted Use S = Special Exception Use	DISTRICTS					COMMENTS
	D-1	D-2	D-3	D-4	D-5	
Membership Organization	P	P	P	P	S	
Museum	P	P	P	P	P	
Outreach Center				S		
Park	P	P	P	P	P	
Passenger Terminal, Bus				P		
Passenger Terminal, Cruise Ship	P					
Passenger Terminal, Railroad	P					
Recreation Center, Community (private)				P		
Recreation Center, Community (public)				P		
Religious Institution	P	P	P	P	S	
Utility Facility	P	P	P	P	P	
<b>INDUSTRIAL USES</b>						
Brewery/Cidery/Distillery/Winery				P		
Microbrewery	S	S	S	S	S	
Micro-distillery	S	S	S	S	S	
Warehouse/Wholesale				S		